

A truly charming detached Victorian home

Albany Park Road, Kingston upon Thames, Surrey, KT2

£2,800,000 Freehold



Stunning facade • Great period integrity • Generous and secure parking • Delightful garden • Home to the John Lewis Christmas TV advertisement of 2014

Local Information

Enviably situated within just a few hundred yards of a particularly scenic stretch of The River Thames and delightful Canbury Gardens, the property is also conveniently situated for both Richmond and Kingston town centres (the latter of which is just a pleasant stroll away) - with their sophisticated array of shops, restaurants and recreational facilities. Both nearby Richmond and Surbiton have rapid and direct train services into London Waterloo whereas Richmond also has the District line tube and overground service. Local schools, both private and state, are considered to be amongst the best in the country.

About this property

This handsome detached Victorian family home retains its period integrity beautifully and provides superbly for both family life and more formal entertaining. The high ceilings and generous windows further emphasise the elegant room proportions and excellent flow of natural light.

The house has a wonderful atmosphere, so beautifully captured in the much acclaimed John Lewis Christmas TV advert of 2014 (of penguin fame!).

There is a homely kitchen with an Aga and an adjacent open plan dining room, which opens directly onto the delightful and well established garden. This garden is beautifully designed and affords excellent privacy, whilst to the front of the house there is a large parking area providing secure parking for several cars.

The first floor provides 5 generous bedrooms and two bathrooms with access from one bedroom directly to the garden via an external staircase. Uniquely, this home also benefits from an architecturally designed loft conversion which, while currently arranged as a Montesorri schoolroom, could serve equally well as a vast master suite or a further two or three bedrooms with bathroom if required. Further to this, the opportunity to use this space as a studio/office should also be considered.

Tenure Freehold

Local Authority Richmond Upon Thames

Energy Performance EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office. Telephone: +44 (0) 20 8614 9100.



















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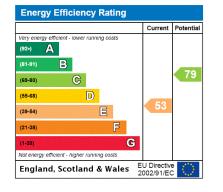
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OnTheMarket.com

Approximate Area = 344.2 sq m / 3705 sq ft (Including Basement) Including Limited Use Area (34.9 sq m / 376 sq ft) For identification only. Not to scale. © Fourwalls Group





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 250348

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